

W New Circle Rd
53,200+ VPD



less than 2.5 miles away

Newtown Pike
34,000+ VPD

Freight Blvd.

SALE

2.99 Usable Acres of Light Industrial Land For SALE

981-985 FREIGHT BOULEVARD

Lexington, KY 40508

PRESENTED BY:

JOHN BUNCH, SIOR
O: 859.306.0602
john.bunch@svn.com

GABE MEASNER
O: 859.306.0607
gabe.measner@svn.com

PROPERTY SUMMARY



SALE PRICE

\$1,050,000

OFFERING SUMMARY

LOT SIZE:	2.99 Acres
PRICE:	\$1,050,000
ZONING:	I-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market an exceptionally rare tract of industrial frontage land located at 981 & 985 Freight Boulevard.

The two tracts combined have over 500 linear feet of frontage to Newtown Pike which sees on average 34,000 VPD/day. The two parcels contain 4.14 acres (gross) with the usable acreage at 2.99 acres. The land sits flat needing minor site work and is already entitled with all utilities to the site.

Viable uses for the rarely available I-1 zoning include but are not limited to: Self Storage, rental equipment retailers, oil change/service stations, office/flex space, as well as light manufacturing.

Design services for build-to-suit opportunities are available upon request. For a private tour of the tract or to discuss at further length, please reach out to John Bunch, SIOR at 859-433-8911 or john.bunch@svn.com.

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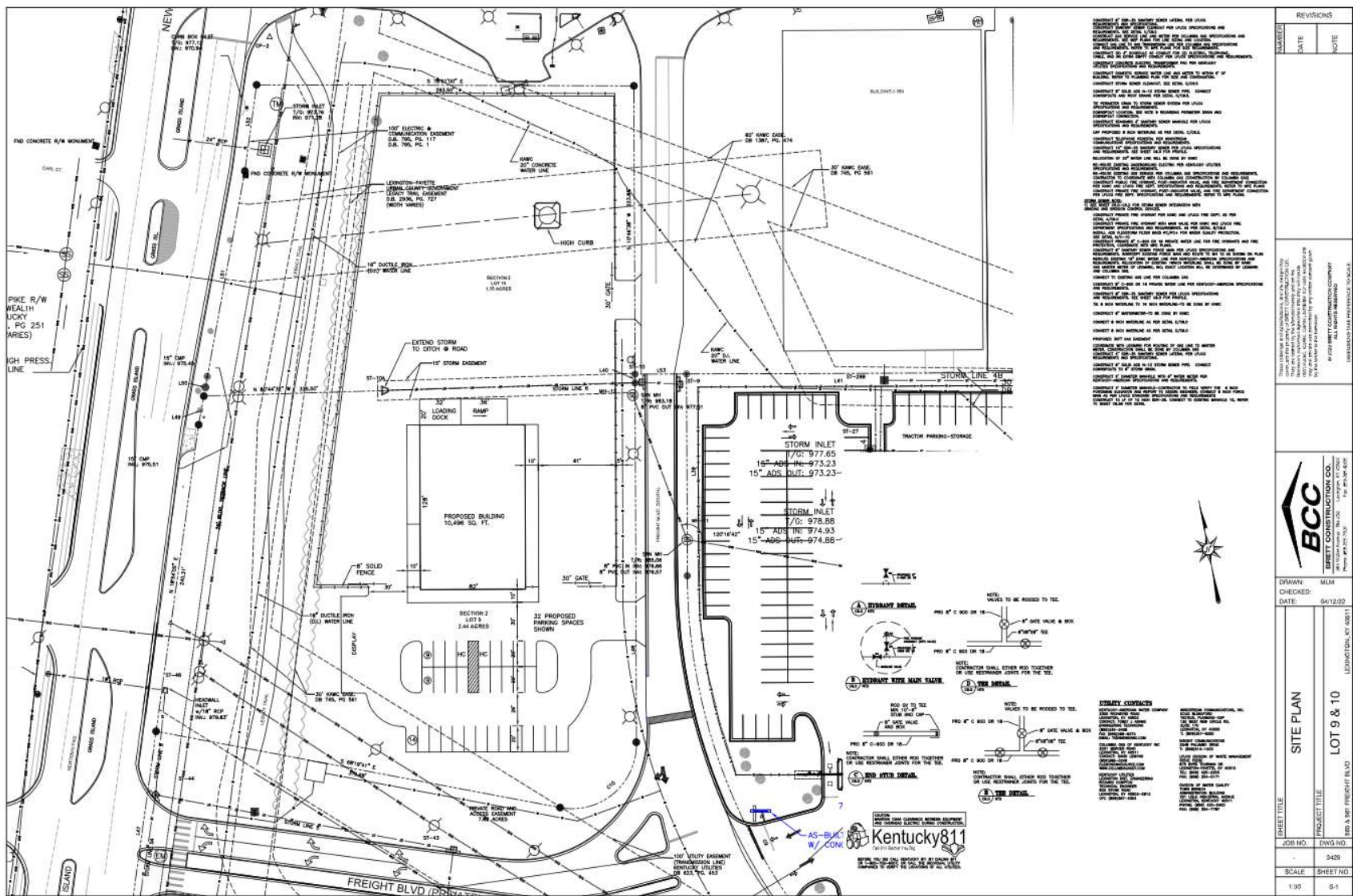
O: 859.306.0607

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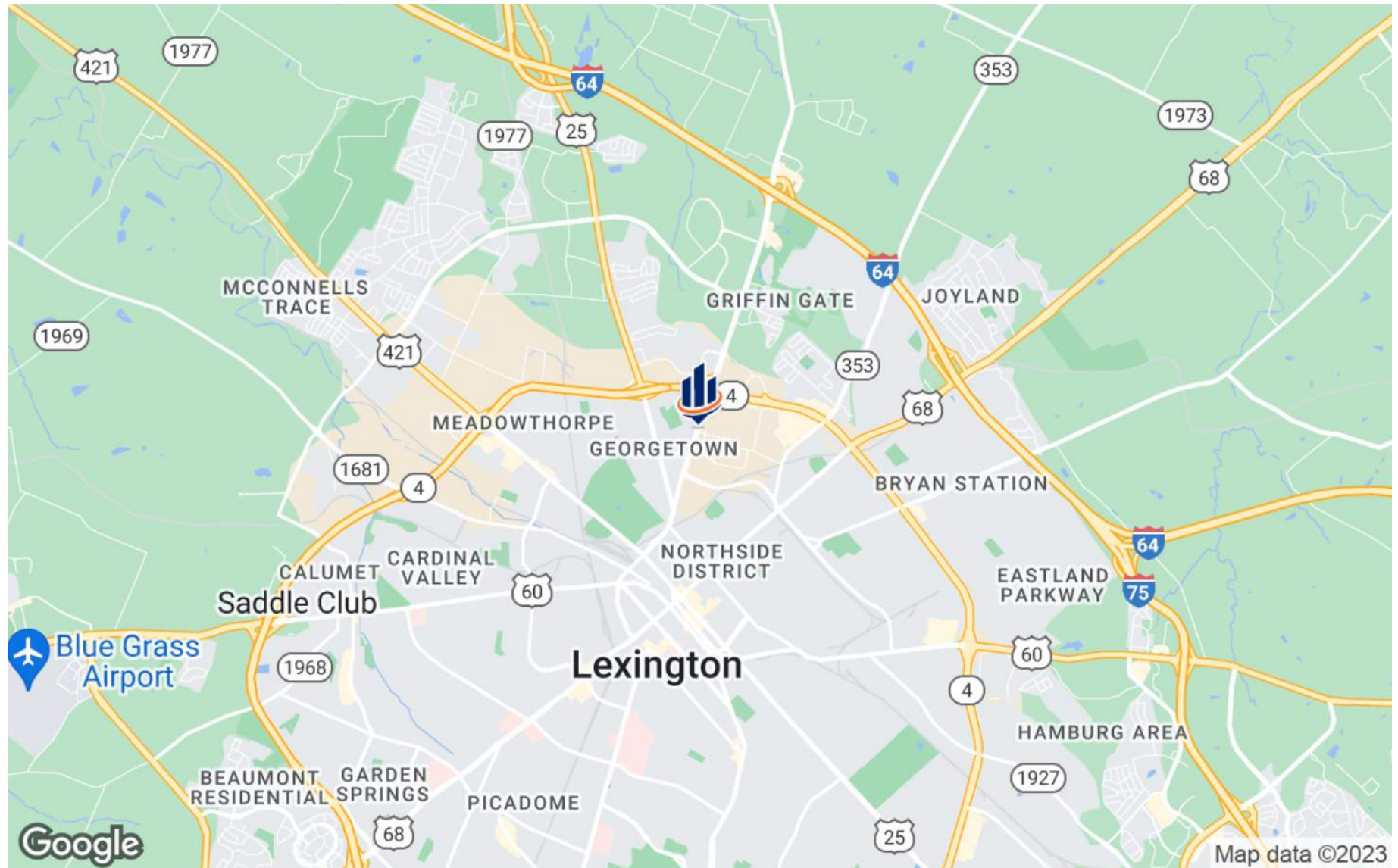


SITE PLAN



JOHN BUNCH, SIOR **GABE MEASNER**
O: 859.306.0602 O: 859.306.0607
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ADDITIONAL PHOTOS



JOHN BUNCH, SIOR

O: 859.306.0602

john.bunch@svn.com

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DEMOGRAPHICS MAP & REPORT

POPULATION

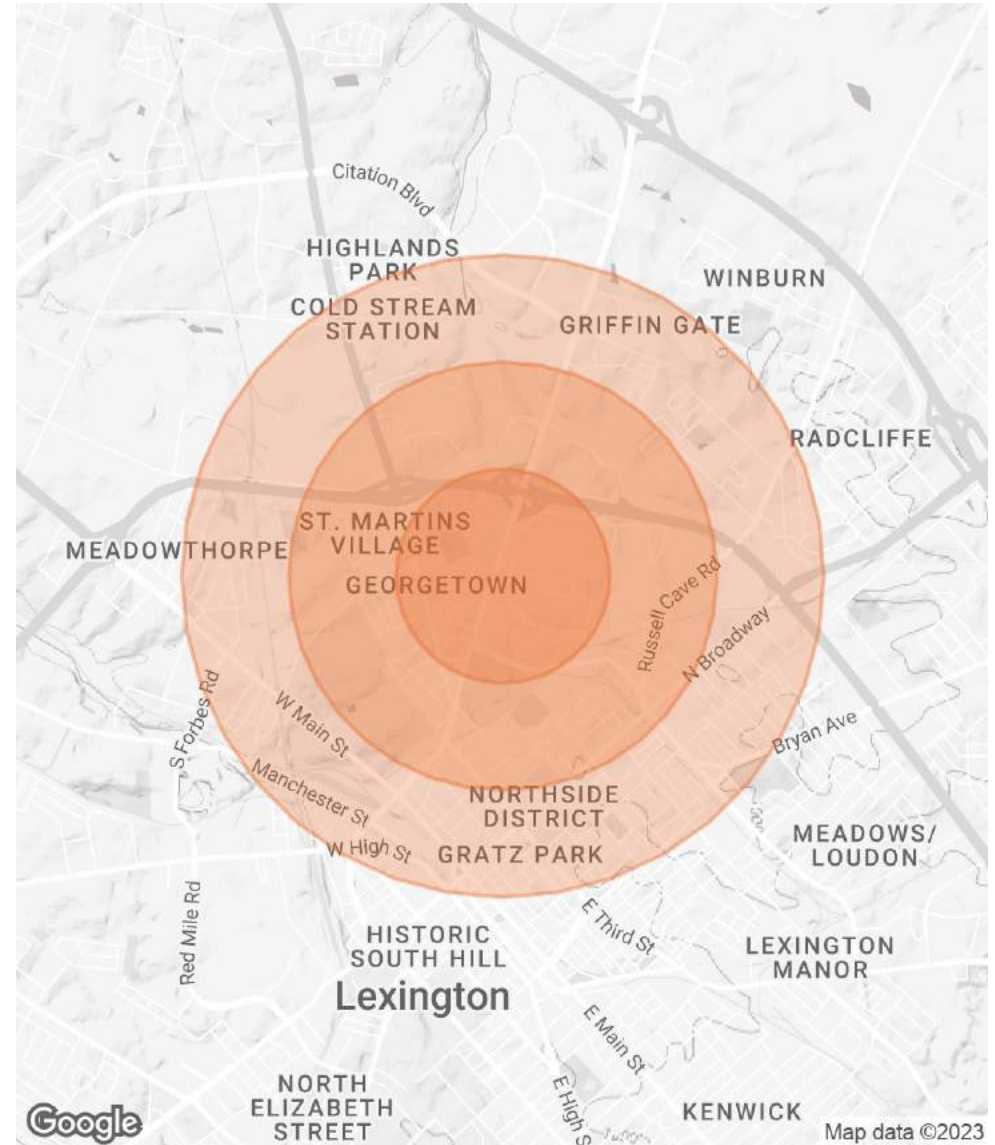
0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,197	9,022	21,704
AVERAGE AGE	44.4	38.0	37.6
AVERAGE AGE (MALE)	36.2	33.8	34.8
AVERAGE AGE (FEMALE)	47.1	43.0	41.5

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	613	4,076	10,330
# OF PERSONS PER HH	2.0	2.2	2.1
AVERAGE HH INCOME	\$41,229	\$55,601	\$53,704
AVERAGE HOUSE VALUE	\$48,559	\$94,154	\$131,968

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



JOHN BUNCH, SIOR

Senior Advisor

john.bunch@svn.com
Direct: 859.306.0602 | Cell: 859.433.8911

PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

You can contact him at 859.433.8911 or john.bunch@svn.com.

EDUCATION

Bachelors (Business) - University of Kentucky

MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

SVN | Stone Commercial Real Estate
270 S. Limestone
Lexington, KY 40508
859.264.0888

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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